

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22175

Property Information

property address: 501 N TEXAS AVE

legal description: CITY OF BRYAN, BLOCK 44, LOT 1,2,3 (PTS OF)

owner name/address: CATALENA, SAMMY & CAROLYN

203 N MAIN ST

BRYAN, TX 77803-3237

full business name: Lone Star Pawn

land use category: Comm-Retail

type of business: Pawn shop

current zoning: C3

occupancy status: OCC

lot area (square feet): 7187

frontage along Texas Avenue (feet): 55

lot depth (feet): 125

sq. footage of building: 6490

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 14 # of stories: 1

type of buildings (specify): concrete block

building/site condition: 2

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) all sides

fr=11/stk side=8/ppp side=8/rear=0

approximate construction date: 1930

accessible to the public: ☒ yes ☐ no

possible historic resource: ☒ yes ☐ no

sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify)

enclosure around trash can
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no

of available off-street spaces: 10

lot type: ☒ asphalt ☐ concrete ☐ other

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☒ no

overall condition: poor

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no
if yes, which ones: front one not used for anything

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) lawn mowers, bikes
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no N/A

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

